**LEWIS-CLARK STATE COLLEGE**

**REQUEST FOR INFORMAL BIDS**

**Issue Date:** January 28th 2025

**Project: LC State – 627 10th Avenue House – Salvage or Demolition**

**Project #: 250007**

**Owner/Agency:**

Lewis-Clark State College (LC State)

Physical Plant

538 11th Ave

Lewiston, ID 83501

(208) 792-2247

Owner Contact: Redgy Erb / [rgerb@lcsc.edu](mailto:rgerb@lcsc.edu)

**Bid Due Date:**

Bids shall be due no later than **2:00 PM Pacific Time (PT), February 20, 2025.** Bids shall be delivered or mailed to LC State Physical Plant, 538 11th Ave, Lewiston, Idaho 83501. Bidder is responsible to ensure bids are received by the date and time listed.

**Pre-Bid Walkthrough (Mandatory)**

Location: LC State Physical Plant, 538 11th Ave, Lewiston, Idaho, then adjourn to the site.

Date/Time: **February 6, 2025 at 1:00 PM PT.**

**Project Scope:**

Project scope includes salvage and removal or demolition of an existing single-family residential house located at 627 10th Avenue, Lewiston, Idaho. The house consists of a basement and ground floor levels, living room and kitchen additions, and a detached one-car garage.

The work will include one of two scenarios:

**Scenario #1:**

The house, additions, and detached garage shall be considered a candidate for salvage and removed from the site in their entirety. These structures shall become the sole property of the contractor. The contractor shall remove the house, additions, and detached garage, demolish the foundation assemblies and building systems, cap all utilities, and backfill the hole with compacted rock. See Exhibit A – Requirements/Specifications.

**Scenario #2:**

Salvage and removal of the house shall be deemed not possible. The house, additions, and detached garage will be demolished in their entirety. Hazardous materials have been identified in the house and shall be removed prior to demolition. Once demolition is complete, the basement hole and garage foundation hole shall be filled with compacted rock. See Exhibit A – Requirements/Specifications.

LC-State has conducted a hazardous materials survey and known hazardous materials shall be abated/remediated by the contractor. Third-party clearance air sampling shall be conducted by LC State prior to the commencement of the demolition work. Hazardous materials reports and air clearance reports will be provided to the contractor. The work shall comply with all applicable state and federal requirements.

**Additional Requirements:**

Exhibit A – Requirements/Specifications

Exhibit B – hazardous materials survey

Exhibit C – insurance requirements

**STATE POLICY** (By reference):

Informal bids shall be based on provisions of § 67-2805 of the Idaho Code along with § 44-1001 and 44- 1002 dealing with labor preference and §72-1717 dealing with an alcohol and drug-free workplace.

**SUPPLEMENTAL CONDITIONS:**

1. Bids are to be submitted to the Owner/Agency by the date and time listed above and to the location listed above.
2. Informal Bid Proposal form is attached. The form shall be completed in its entirety. If a section does not apply, mark “NA” in that section. Incomplete bid forms will be deemed non-responsive.
3. Bidders are asked to not contact LC State departmental personnel with questions regarding the project. All questions should be directed to the LC State and Engineer’s contact (if applicable) listed above.
4. Bid addenda will be issued by LC State. Bidders shall acknowledge receipt of all addenda on the informal bid proposal form.
5. Informal bid proposal form shall be signed by a signatory of the contractor having authority to bind the contractor to contracts.
6. A bid bond is not required.
7. A performance bond (covering labor and materials) in the amount of one hundred percent (100%) of the contract amount will be required for work accomplished on this contract. Awarded bidder shall provide proof of performance bond within 7 days of notification of intent to award the contract. No work may commence until proof of performance bond is received.
8. An Idaho Public Works Contractors License is required at the time of submitting a bid for this project. All contractors, specialty contractors, and sub-contractors must have an Idaho Public Works Contractors license as suitable for work to be accomplished on this contract at the time of bid.
9. Prevailing Wage / Davis-Bacon Wages are not a requirement of this project.
10. The contractor shall be responsible to secure all permits required for this project and shall be included within the contractor’s bid.
11. A Contractor’s Affidavit Concerning Alcohol and Drug-Free Workplace must be submitted with the bid.
12. Idaho Naming Law is a requirement for bidding this project. All specialty contractors and sub-contractors shall be listed on the contractor’s informal bid proposal form.
13. The bidder will be required to maintain Contactors Liability Insurance to include Workers’ Compensation (meeting statutory requirements), Commercial General Liability ($1,000,000 per occurrence and $2,000,000 aggregate minimum) and Automobile Liability ($1,000,000) combined single limits for bodily injury and property damage). All policies, except Workers’ Compensation, shall name Lewis-Clark State College as an additional insured. Awarded bidder shall provide a Certificate of Insurance, meeting the above requirements, within 7 days of notification of intent to award the contract. No work may commence until Certificate of Insurance is received.
14. The Owner/Agency will review all submitted bids for conformance with the bidding documents, and shall award the contract for construction to the low apparent bidder.  The Owner/Agency will initiate a Professional Services Agreement with the low bidder as the form of contract.
15. Contract time: Bidder agrees to commence work on a date specified in writing by the Owner/Agency as the Notice to Proceed, and to substantially complete the work within **60 consecutive calendar days** thereafter.
16. All work is to be Substantially Complete by May 16, 2025**.** Bidder further agrees to pay as liquidated damages, the sum of **$500 (five hundred dollars)** for each consecutive calendar day after the established substantial completion date or adjusted date as established by change order.

**Exhibit A – Requirements/Specifications**

**Scenario #1: Salvage and remove the house, additions, and detached garage in their entirety.**

**Under scenario 1, the contractor shall be responsible for the following:**

1. Initial investigation work to determine if the house and detached garage are a candidate for salvage and removal from the site in their entirety. The contractor shall notify LC State if this scenario is feasible. If it is not, LC State shall direct the contractor to proceed with scenario #2.
2. The house, additions, and detached garage shall be salvaged and removed from the site in their entirety. These structures shall become the sole property of the contractor.
3. Basement foundation walls, footings, floor slabs, carport slabs, garage foundations and floor slabs, and all associated items shall be demolished and removed from the site.
4. Mechanical, electrical, and plumbing system components shall be demolished and removed from the site.
5. All demolition materials shall be removed from the site and properly disposed of.
6. Basement hole shall be filled with 3” minus rock in lifts not to exceed 12”. Within 24” of finish grade level, ¾” minus gravel shall be used to fill and cap the remainder of the hole. The rock shall be compacted to a minimum dry density (MDD) at a range of 90-95%. LC State will engage the services of a geotechnical engineer to confirm compaction density. The contractor shall be allowed to add an acceptable level of water to the lifts in order to meet compaction requirements, upon the advice of the geotechnical engineer.
7. The contractor shall be responsible for disconnecting and capping all site utilities and coordinating such work with the utility provider (electric, water, natural gas).
8. The contractor shall be responsible for capping the sanitary sewer lateral line upon removal of the basement foundation walls, footings, and floor slabs. City of Lewiston Public Works shall be contacted to inspect and approve the capping of the sewer lateral.
9. Temporary cyclone fencing shall be placed around the perimeter of the job site during demolition activities. Fencing and gates shall be properly secured and locked at night to prohibit entry.
10. Some site utilities may be preserved to assist in the work. The contractor shall be responsible for any temporary utilities needed to carry out the work.
11. Jobsite safety is the sole responsibility of the contractor.

**Scenario 2: Hazardous Materials Abatement, demolition of the house, additions, and detached garage.**

**Under scenario 2, the contractor shall be responsible for the following:**

1. **Hazardous materials abatement:**
   1. Prior to demolition, hazardous materials shall be abated/remediated by the contractor via a properly licensed abatement sub-contractor.
   2. EPA shall be notified at least 10 days prior to commencement of abatement.
   3. Proper removal and disposal of hazardous materials will be the responsibility of the abatement sub-contractor working under the supervision of the contractor.
   4. Third-party clearance air sampling shall be the responsibility of LC State, and results shall be provided to the contractor prior to the commencement of demolition.
   5. A hazardous materials survey was conducted by GeoProfessional Innovation, of Pullman Washington. Their report is attached as Exhibit B. ACM were identified and approximate quantities identified. ACM duct wrap was identified through this survey, but the exact quantity is unknown. The contractor shall provide a unit price for abatement of 100 square feet of this material (see informal bid proposal form). If more than 100 s.f. of this material is discovered through the course of abatement, the unit pricing number will be used to calculate the total cost of abatement of this material.
   6. If additional hazardous materials are discovered during the course of the work, the contractor shall stop work until the suspect material can be tested.
2. **Demolition and filling of basement and garage foundation holes:**
   1. Following hazardous materials abatement, the house, additions, and detached garage shall be demolished in their entirety.
   2. The basement foundations walls, footings, floor slabs, carport slabs, detached garage foundation and floor slab, and stairs shall be demolished and removed from the site in their entirety.
   3. Mechanical, electrical, and plumbing systems and components shall be demolished and removed from the site.
   4. All demolition materials shall be removed from the site and properly disposed of.
   5. Basement hole shall be filled with 3” minus rock in lifts not to exceed 12”. Within 24” of finish grade level, ¾” minus gravel shall be used to fill and cap the remainder of the hole. The rock shall be compacted to a minimum dry density (MDD) of 90-95%. LC State will engage the services of a geotechnical engineer to confirm compaction density. The contractor shall be allowed to add an acceptable level of water to the lifts in order to meet compaction requirements, upon the advice of the geotechnical engineer.
   6. The contractor shall be responsible for disconnecting and capping all site utilities and coordinating such work with the utility provider (electric, water, natural gas).
   7. The contractor shall be responsible for capping the sanitary sewer lateral line upon removal of the basement foundation walls, footings, and floor slabs. City of Lewiston Public Works shall be contacted to inspect and approve the capping of the sewer lateral.
   8. Temporary cyclone fencing shall be placed around the perimeter of the job site during demolition activities. Fencing and gates shall be properly secured and locked at night to prohibit entry.
   9. Some site utilities may be preserved to assist in the work. The contractor shall be responsible for any temporary utilities needed to carry out the work.
   10. Jobsite safety is the sole responsibility of the contractor.

**INFORMAL BID PROPOSAL FORM**

**Informal Bid Proposal for:**

**Project: LC State – 627 10th Avenue House – Salvage or Demolition**

**Project #:** **250007**

**Lewis-Clark State College**

**Physical Plant**

**538 11th Avenue**

**Lewiston, ID 83501**

Sealed bids to be clearly marked “627 10th Avenue House – Salvage or Demolition, Project #250007”

The undersigned proposes to do the above work in accordance with the request for informal bids and all drawings and specifications attached thereto.

The Bidder agrees to commence work upon receipt of a contract and Notice to Proceed, and to complete the work within the calendar days indicated in the Contract Documents.

**Bidder acknowledges receipt of Addenda No through** **.**

**BASE PROPOSAL #1, SCENARIO #1**: Bidder agrees to perform all of the base proposal Work described in Exhibit A – Requirements/Specifications, **Scenario #1** for the sum of:

Dollars ($ )

*(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.)*

**BASE PROPOSAL #2, SCENARIO #2**: Bidder agrees to perform all of the base proposal Work described in Exhibit A – Requirements/Specifications, **Scenario #2** for the sum of:

Dollars ($ )

*(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.)*

**UNIT PRICING**: Bidder agrees to remove 100 square feet of ACM duct wrap for the sum of:

Dollars ($ )

*(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.)*

**SUBCONTRATOR NAMING:**

**Heating, Ventilating & Air Conditioning (HVAC)**

(Name)

(Address)

Idaho Public Works Contractors License No. Idaho HVAC Contractors License No.

**Electrical**

(Name)

(Address)

Idaho Public Works Contractors License No. Idaho Electrical Contractors License No.

**Plumbing**

(Name)

(Address)

Idaho Public Works Contractors License No. Idaho Plumbing Contractors License No.

**Abatement Contractor**

(Name)

(Address)

Idaho Public Works Contractors License No. Idaho Plumbing Contractors License No.

FAILURE TO NAME A PROPERLY LICENSED SUBCONTRACTOR IN EACH OF THE ABOVE CATEGORIES WILL RENDER THE BID NON-RESPONSIVE AND VOID.

Should the listing of subcontractors change due to selection of alternates or other similar circumstances, attach explanation.

Dated at this day of , 2024

Respectfully Submitted,

By: (Company)

(Street or PO Address)

(City, State, and Zip Code)

(Signature)

(Title)

(Telephone Number and Email)

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(Idaho Public Works Contractors License No.)

**END OF BID FORM**

**CONTRACTOR’S AFFIDAVIT**

**CONCERNING ALCOHOL AND DRUG-FREE WORKPLACE**

STATE OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

COUNTY OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Pursuant to the Idaho Code, §72-1717, I, the undersigned, being duly sworn, depose and certify that \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_is in compliance with the provisions of Idaho Code title 72, chapter 17; that \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_provides a drug-free workplace program that complies with the provisions of Idaho Code, title 72, chapter 17 and will maintain such program throughout the life of a state construction contract and that \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ shall subcontract work only to subcontractors meeting the requirements of Idaho Code, §72-1717(1)(a).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name of Contractor

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City and State

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Signature)

Subscribed and sworn to before me this \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_.

Commission expires:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

NOTARY PUBLIC, residing at

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

FAILURE TO EXECUTE THIS AFFIDAVIT AND SUBMIT IT ALONG WITH YOUR BID SHALL MAKE YOUR BID NON-RESPONSIVE